



Application for Architectural Review Board

*** This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION

Name of Applicant: Nick and Judy Kouchoukus
Phone #: 314-369-4955
Email address of Applicant (for review comments): antiquedoll@aol.com

PROJECT PROPERTY INFORMATION

Address for proposed work: 25 Picardy Lane

If this ARB application is amending a project that is currently under construction, list permit #: _____

Zoning District: A Parcel ID # (St. Louis county tax record): 19M610340

DESCRIPTION OF PROPOSED PROJECT: New covered porch on rear elevation

Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

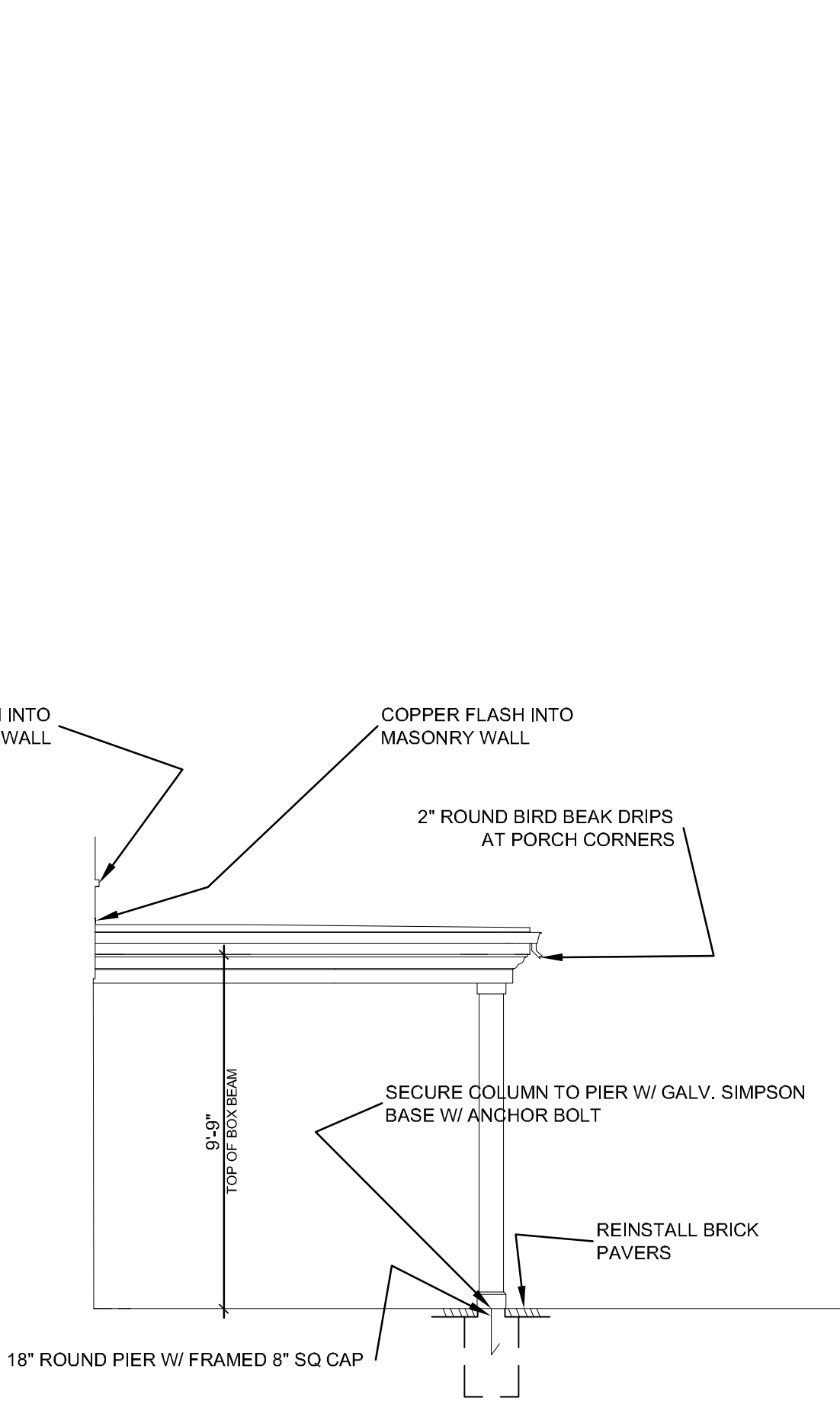
X *Jonathan B. Kouchoukus* Date: 5-26-22

* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.



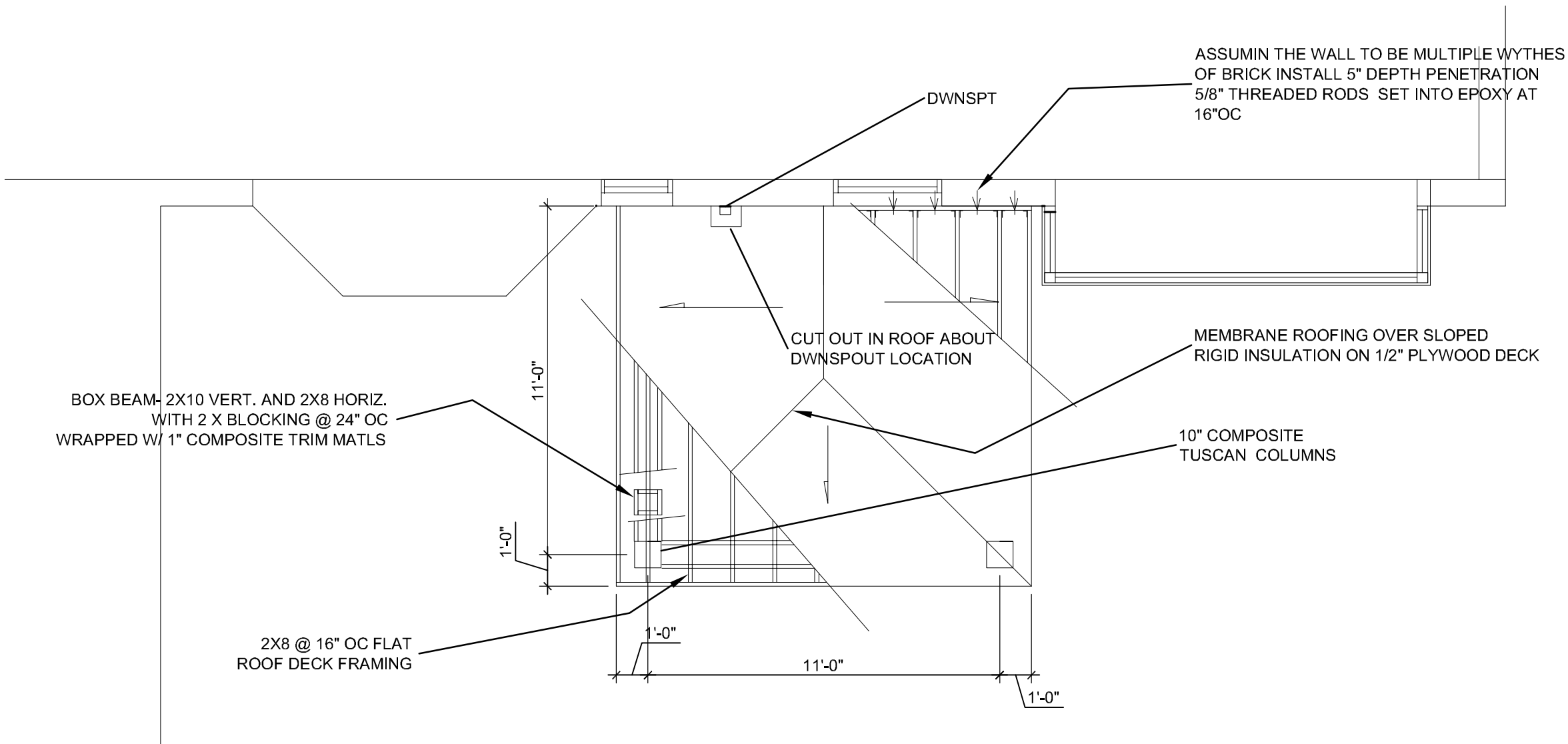
PARTIAL EAST ELEVATION

1/4" = 1'-0"



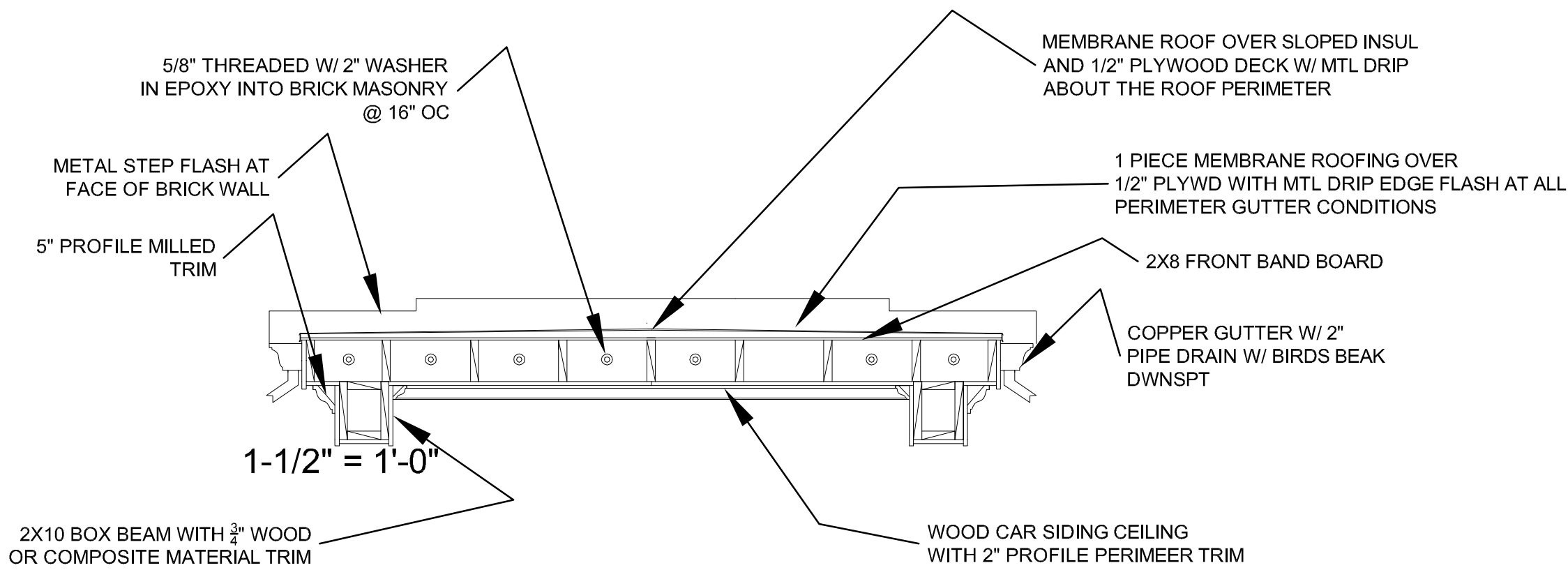
SIDE ELEVATION

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



ROOF DECK FRAMING SECTION

GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE IN FORCE IN THE APPLICABLE STATE, COUNTY, OR MUNICIPALITY WHEREIN THE CONSTRUCTION WILL OCCUR.
2. THESE PLANS ARE FOR THE EXCLUSIVE USE OF THE OWNER. ANY MODIFICATION OR REUSE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF KENNETH L. BURNS, ARCHITECT IS STRICTLY FORBIDDEN. THESE PLANS REMAIN THE PROPERTY OF THE ARCHITECT AND ARE TO BE CONSIDERED COPYRIGHTED.
3. ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH THE HIGHEST OF PROFESSIONAL AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL DEEM HIMSELF RESPONSIBLE FOR THE EXECUTION OF THE WORK IN A TIMELY AND CORRECT MANNER. SHOULD CONDITIONS ARISE IN THE FIELD DURING THE CONSTRUCTION THAT ARE SUBSTANTIALLY DIFFERENT THAN STATED OR IMPLIED IN THESE CONSTRUCTION DOCUMENTS, THE OWNER AND/OR CONTRACTOR SHALL CONSULT WITH THE ARCHITECT BEFORE PROCEEDING FURTHER WITH THE WORK. FAILURE TO DO SO WILL RELIEVE THE ARCHITECT OF ANY AND ALL LIABILITIES THAT RESULT FROM SUCH FAILURES TO CONSULT.
4. ALL PERSONS INVOLVED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE COVERED BY WORKERS COMPENSATION INSURANCE AS IS THE CURRENT LEGAL REQUIREMENT IN THE STATE THE CONSTRUCTION DOES OCCUR. FAILURE TO PROVIDE THIS COVERAGE (BY EITHER GENERAL OR SUB-CONTRACTORS) SHALL ALLOW THE OWNER TO REVOKE HALL AND VOID ANY AGREEMENT OR CONTRACT BETWEEN THE OWNER AND CONTRACTORS. FURTHER, THE CONTRACTORS WILL HAVE AGREED TO INDEMNIFY THE OWNER AND ARCHITECT FROM ANY AND ALL DAMAGES (INCLUDING REASONABLE LEGAL FEES) THAT MAY RESULT FROM ANY CONTRACTORS' FAILURE TO MAINTAIN ADEQUATE INSURANCE COVERAGE.
5. CERTAIN PORTIONS OF THIS WORK MAY BE PERFORMED IN A DESIGN/BUILD METHOD. THESE PORTIONS OF THE WORK MAY INCLUDE PLUMBING, ELECTRICAL, HVAC, AND FIRE PROTECTION. THE SUB-CONTRACTORS INVOLVED IN THESE PARTICULAR TASKS ARE RESPONSIBLE FOR THEIR OWN ENGINEERED DESIGNS AS WELL AS THE ACTUAL INSTALLATION OF THE WORK. THE ARCHITECT IS NOT RESPONSIBLE AND HAS NOT BEEN RETAINED BY EITHER THE OWNER OR THE CONTRACTOR FOR ANY DESIGN OF THE PRIOR STATED WORK TRADES, AND ALL ARCHITECTURAL DRAWINGS AND WRITTEN NOTES RELATING TO THESE ASPECTS OF THE WORK SHALL BE CONSIDERED AS INFORMATIONAL ONLY. TO ASSIST THE PARTICULAR SUB-CONTRACTOR IN PROCEEDING WITH HIS OWN CONSTRUCTION DOCUMENTS FOR PURPOSES OF OBTAINING A PERMIT AND PROCEEDING WITH THE ACTUAL PHYSICAL EXECUTION OF HIS WORK.
6. THE CONTRACTORS SHALL BEAR FULL RESPONSIBILITY FOR MAINTENANCE OF SAFE WORKING CONDITIONS DURING THE COURSE OF THE CONSTRUCTION PROJECT. THE CONTRACTORS DO AGREE TO HOLD HARMLESS AND INDEMNIFY THE OWNER AND THE ARCHITECT FROM ANY AND ALL DAMAGES RESULTING FROM ACCIDENTS OCCURRING ON THE CONSTRUCTION SITE AS WELL AS OFF-SITE ACCIDENTS INCIDENT TO THE CONSTRUCTION OF THE PROJECT.
7. THE OWNER AND ARCHITECT DO MUTUALLY AGREE THAT NO FIXED DOLLAR VALUE FOR THE COST OF CONSTRUCTION HAVE BEEN AGREED TO EITHER IN WRITING OR BY IMPLIED GUARANTEE.
8. THE CONTRACTORS SHALL PROVIDE THE OWNER WITH WRITTEN EVIDENCE OF THE CONTRACTORS' CURRENT IN-FORCE PROFESSIONAL AND GENERAL LIABILITY INSURANCE. FURTHER, THE CONTRACTOR SHALL INCLUDE THE OWNER AND THE ARCHITECT AS ADDITIONAL INSUREES OF THE SAME POLICY. FAILURE OF THE CONTRACTOR TO EXECUTE THIS REQUIREMENT DOES NOT RELIEVE HIS RESPONSIBILITY TO PROVIDE COMMENSURATE PROTECTION TO THE OWNER AND THE ARCHITECT IN THE EVENT THAT DAMAGES DO OCCUR TO THEIR SETBACK. THE CONTRACTORS DO AGREE TO BE LIABLE FOR FULL REIMBURSEMENT TO THE DAMAGED PARTIES, INCLUDING REASONABLE LEGAL FEES AND EXPENSES RESULTING FROM FAILURE TO PERFORM THE ACTION DESCRIBED HEREIN.
9. SEPARATE PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION SYSTEM PERMITS MAY BE REQUIRED DEPENDING ON THE SCOPE OF WORK OF THE PROJECT AND THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THE PROJECT.
10. THE ARCHITECT HAS NOT BEEN RETAINED FOR PURPOSES OF IDENTIFYING OR CONSULTING WITH THE OWNER WITH REGARD TO THE REMOVAL OR DISPOSAL OF ANY HAZARDOUS WASTE MATERIALS. THE ARCHITECT INSTRUCTS THE OWNER TO OBTAIN QUALIFIED PROFESSIONALS (SPECIFICALLY NOT THE ARCHITECT) TO PURSUE ANY AND ALL ACTIONS RELATING TO HAZARDOUS WASTE AS RELATED TO THE EXECUTION OF THE PROJECT.
11. SUBMISSION OF THESE PLANS FOR CONSTRUCTION PERMITS (AND/OR OBTAINING A BUILDING PERMIT BASED ON THESE PLANS) TO (OR FROM) THE PROPER GOVERNMENT AGENCY BY THE GENERAL CONTRACTOR AND ANY SUB-CONTRACTORS EMPLOYED TO MAKE SEPARATE PERMIT APPLICATION SHALL CONSTITUTE THE ACTION OF THE CONTRACTORS TO HAVE READ, UNDERSTOOD, AND AGREED TO THE TERMS OF THESE GENERAL NOTES, AS WELL AS THEIR INTENTION TO FULLY COMPLY WITH THESE TERMS, INCLUDING ANY MODIFICATIONS RESULTING AGAINST THE CONTRACTORS DUE TO A FAILURE TO EXECUTE THE TERMS DESCRIBED HEREIN.

MISCELLANEOUS NOTES

1. MIN. COMPRESSIVE STRENGTH OF CONCRETE TO BE: 2500 PSI-BASEMENT SLABS 3000 PSI-BASEMENT WALLS, FOUNDATION WALLS, AND FOOTINGS 3500 PSI-PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT SLABS, AND DRIVEWAYS
2. CONCRETE FOR BASEMENT AND FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS, AND DRIVEWAYS TO BE AIR-ENTRAINED.
3. BASEMENT FOUNDATION WALLS ARE TO BE WATERPROOFED OR DAMPROOFED, DEPENDING ON THE PRESENCE OF GROUNDWATER ON THEIR EXTERIOR FACE WITH BITUMINOUS MATERIAL.
4. ALL CONCRETE SLABS ON GRADE ARE TO HAVE A MIN. THICKNESS OF 4" AND RECEIVE 6X6, 10'10" W.A.M. WITH A 6 MIL VAPOR BARRIER WITH JOINTS LAPPED AND SEALED A MIN. OF 8" OVER A 4" COMPACTED GRAVEL BASE.
5. INSTALL A PERFORATED PERIMETER DRAIN PIPE WITH AN APPROVED FILTER MEMBRANE OVER THE TOP. THE DRAIN PIPE SHALL RUN ALONG THE BASEMENT FOOTING AND BE PLACED ON 2" MIN. GRAVEL WITH 6" MIN. COVER. DRAIN TO THE EXTERIOR BY GRAVITY OR TO A SUMP COLLECTOR LOCATED IN THE BASEMENT AREA. ACTUAL INSTALLATION OF THE SUMP PUMP WOULD OCCUR LATER BASED UPON THE NEED FOR ONE. SUMP PUMP IS NOT.
6. SILL PLATES AND ANCHORING AROUND ENTIRE FOUNDATION TO BE TREATED 2x4 SILL PLATE W/ SILL SEALER & 1/2" DIA ANCHOR BOLTS. MINIMUM OF (2) BOLTS PER PLATE. LOCATED 12" MAX. FROM EA. END, 4" O.C. MAX. 8" MIN. INTO CONCRETE. CONNECTORS IN CONTACT WITH ACO TREATED WOOD ARE TO BE "TRIPLE HOT DIPPE" OR STAINLESS STEEL.
7. ALL NAILING OF STRUCTURAL FRAMING, DECKING, SHEATHING, AND GYPSUM CONSTRUCTION TO COMPLY WITH TABLES R602.3.1 AND R602.3.2 AND R602.3.3 (OF THE 2009 INTERNATIONAL RESIDENTIAL CODE).
8. CUTTING, NOTCHING, OR BORING HOLES IN BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS R602.8, R603.3, R602.8, R603.3, R602.7, E602.1, F602.2, M308.
9. ALL ROOF UNDERLAYMENT TO BE A MIN. OF TYPE 1 PER ASTM D2264 (COMMONLY CALLED NO. 15 ASPHALT FELT).
10. UNDERLAYMENT SUBSTITUTED FOR VALLEY FLASHING SHALL EXTEND AT LEAST 18" BEFORE A VALLEY OR HIP FROM EITHER DIRECTION PER SECTION R602.2.2.
11. ROOF TRUSSES ARE DESIGNED BY MANUFACTURER. STRUCTURAL DRAWINGS AND CALCULATIONS BY TRUSS MANUFACTURER OR 1000. MIN. TRUSSES TO COMPLY WITH 2009 IRC, ANSI AF AND PF - NDS 2005 AND ANSI TP-1, 2002 DESIGN STANDARD.
12. BATT OR BLANKET INSULATION INCLUDING THE VAPOR BARRIER, BREATHER PAPER, OR OTHER COVERINGS NOT TO BE LEFT EXPOSED IN UNFINISHED BASEMENTS UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.
13. ALL CONVENTIONAL DOUBLE STUD, AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED AT TOP AND BOTTOM, AND AT VERTICAL SEGMENTS, FIREBLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS, AND BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
14. CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES TO BE DRAFTSTOPPED AT 500 SQ. FT. INTERVALS AND PARALLEL TO MAIN FRAMING MEMBERS.
15. FLAME SPREAD OF ALL INTERIOR FINISHES ARE TO BE RATED AT 200 OR LESS AND A SMOKE DEVELOPMENT INDEX OF 450 OR LESS FOR RESIDENTIAL CONSTRUCTION. FIRE RATED DRYWALL PARTITIONS ARE TO COMPLY WITH U.L. APPROVED ASSEMBLIES.
16. DRYWALL INSTALLATIONS TO COMPLY WITH GYPSUM ASSOCIATION, USE MOISTURE RESISTANT DRYWALL IN BATHROOMS AND KITCHENS.
17. WINDOW AND DOOR U-VALUES TO BE DETERMINED IN ACCORDANCE WITH NFRC 1000.0A, AND LABELED OR CERTIFIED BY THE MANUFACTURER, OR SHALL BE ASSIGNED THE U-VALUES ESTABLISHED BY THE 2009 IRC, MAXIMUM U+0.40.
18. ALL GLASS OR GLAZED SURFACES THAT ARE REQUIRED BY THE APPLICABLE BUILDING CODE TO BE TEMPERED OR SAFETY QUALITY MATERIALS ARE PART OF THE G.C.'S RESPONSIBILITY FOR PROPER INSTALLATION IF THE G.C. HAS ANY QUESTIONABLE SITUATIONS, CONSULT WITH THE ARCHITECT.
19. ALL DOORS ARE TO ALLOW KEYLESS OPERATION FOR EXPRESS, WITH NO SPECIAL KNOWLEDGE OR EFFORT REQUIRED.
20. HOUSE ENTRY DOOR TO BE 32" CLEAR WIDTH MIN. (3" DOOR LEAF).
21. EXTERIOR DOORS TO BE INSULATED COLD AND WEATHER STRIPPED.
22. EXTERIOR MATERIAL NOTES:
EXTERIOR WALLS WITH CODE APPROVED SHEATHING, R-6 INSULATION, ATTIC MIN. R-6 INSULATION WITH MTL VAPOR AT INTERIOR SIDE.
FLOOR OVER UNHEATED CRAWL SPACE: MIN. R-19 INSULATION WITH 4 MIL VAPOR BARRIER AT INTERIOR SIDE.
BASEMENT WALLS: FINISHED MIN. R-19 FULL HT., UNFINISHED MIN. R-5 RIGID INSULATION TO 2' BELOW GRADE.
SLAB-ON-GRADE FLOORS: HEATED MIN. R-15, (UNHEATED) MIN. R-10, RIGID INSULATION A MIN. OF 24" HORIZ. OR VERT. ABOUT FOUNDATION PERIMETER.
23. MASONRY REINFORCING TO BE 22 CAL. NON-CORROSIVE METAL TIES LOCATED AT 18" O.C. VERTICALLY AND 18" O.C. HORIZONTALLY.
24. STRUCTURAL WOOD MEMBERS ARE TO BE S4S STRESS GRADE 1600L, 1" STRESS GRADE, KILN DRIED DOUGLAS FIR OR BETTER. PLYWOOD STRUCTURAL SHEATHING TO BE TYPE CC WITH EXTERIOR GLUE. INTERIOR PLYWOOD TO BE GRADE CC (PLUGGED) SANDED, DECORING TO BE TAG EDGED WITH GLUE AND SCREWED INSTALLATION. ALL STRUCTURAL STEEL TO MEET ASTM A36 PERFORMANCE CRITERIA.

NOT ALL OF THESE NOTES NECESSARILY APPLY TO THIS PROJECT. ANY DIFFERING SPECIFICATIONS NOTED ON THE PLANS PROPER ARE TO SUPERCEDE THESE GENERAL AND MISCELLANEOUS NOTES.

K.L. BURNS ARCHITECTS

42 WEST GLENDALE ROAD

ST LOUIS MO 63119

314-409-7804

kemburns@sbcglobal.net MO LIC NO 3757

KOUCHOUKUS POOL PORCH

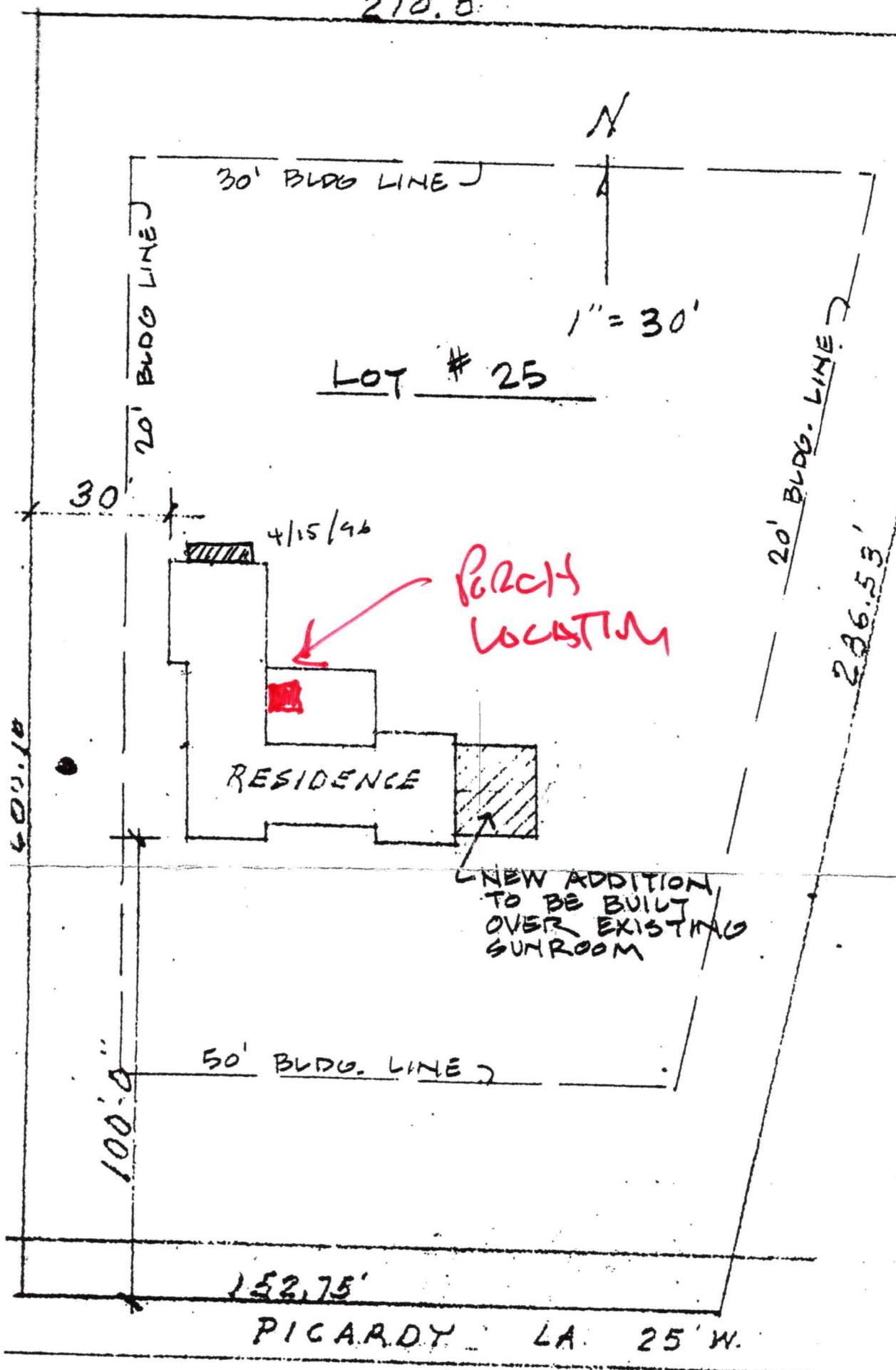
25 PICARDY LANE

LADUE MO

COMTECT: JESSE MENLEY 314 220 1536

PERMIT 5-6-2022

A1



SITE PLAN

NEW PORCH FOR 29 PICARDY LA
 KEN BURNS, SBC 42W. GUNDEL DR. ST. L. MO 63119
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